

BILL NO. G-67-06- 43

GENERAL ORDINANCE NO. G- 109-67

AN ORDINANCE amending the Zoning Ordinance as to Trailer Parks and Mobile Home Parks, and imposing penalties.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. Section 3 of Chapter 36 of the Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836, and captioned Definitions, is hereby amended as follows:

(a) Item (12) is amended to read as follows:

(12) Camp Ground. Any area or tract of land used or rented for occupancy by campers using tents for periods not to exceed two weeks.

(b) Items (37a), (37b) and (37c) are added as follows:

(37a) Dependent Mobile Home. A mobile home which requires service connection for sewer, water and power facilities and which is so designed or constructed to permit occupancy for dwelling or sleeping purposes.

(37b) Independent Mobile Home. One which does not require service connections for sewer, water or power and is so designed or constructed as to permit occupancy for dwelling or sleeping purposes.

(37c) Mobile Home Park. Any tract of ground designed for use or used by one or more mobile homes which provides the necessary services such as water, sewer and power connections for the dependent-type mobile homes as defined in this ordinance.

(c) Item (49) of the Code, being Item (50) of the Ordinance, is amended to read as follows:

(49) Trailer Park. Any tract of ground designed for use or used by one or more trailers of the independent mobile home type defined in this ordinance and which is used for dwelling or sleeping purposes regardless of whether a charge is made for such accommodation.

SECTION 2. Section 9 of the Municipal Code of Fort Wayne, Indiana, 1946, as amended by General Ordinance 2836 and subsequently amended, is amended by adding an MH Mobile Home Park District to the districts listed in said section.

SECTION 3. Section 13C(3) of the Municipal Code of the City of Fort Wayne, Indiana, 1946 as amended by General Ordinance 2836 and subsequently amended is amended to read as follows:

(3) Trailer Park, as defined in Section 3, provided that the following standards are met:

(a) No trailer park shall be located except with direct access to a primary, secondary street, major highway or expressway as shown on the Thoroughfare Plan for the City of Fort Wayne. In no event shall access to a trailer park be gained through a residential area or utilizing a residential type street. Also, the trailer park property shall have adequate frontage along the access road to provide for proper and safe ingress and egress to the trailer park area, considering the fact that an auto pulling a trailer is much longer and would require more maneuvering space than would normal automobile traffic.

(b) All sanitary sewage facilities, including connections provided for trailer space occupancy, shall meet the minimum standards of the City of Fort Wayne Board of Health, Allen County Board of Health, or the State of Indiana Board of Public Health depending upon the agency having jurisdiction. In the event there is a duplication of any of the laws of any of these agencies, the agency with the most restrictive requirements shall prevail.

(c) No trailer space in a trailer park shall be smaller than 30 feet in width and shall contain a minimum of 1,500 square feet of area for each trailer, exclusive of any street and/or driveway areas.

SECTION 4. Section 12 of the Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance 2836 and subsequently, is amended by adding item (12) thereto as follows:

(12) Camp grounds and trailer parks as defined in Section 3, in public parks, without action of the Board of Zoning Appeals, but subject to the standards and regulations of the Park Board or other public agency having jurisdiction over the public park.

SECTION 5. Section 14 of Chapter 36 of the Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and subsequently, is hereby amended by adding a new subsection M as follows:

M. "MHP" District - Mobile Home Park District.

(1) Mobile Home Park Districts may be established by the Common Council on the initiative of the Plan Commission in accordance with a comprehensive plan for the entire area within its jurisdiction, after public hearing, within or including any other zoning district under this Chapter. Such Mobile Home Park Districts shall remain subject to the restrictions of such other districts except as to any part actually occupied by a Mobile Home Park after application and approval as herein provided. Until such Districts have been so established initially on the initiative of the Plan Commission, no petitions for such zoning or applications for approval of Mobile Home Parks shall be received.

(2) The additional permitted use in a Mobile Home Park District is Mobile Home Parks as defined in Section 3, and subject to the procedure and approval as herein provided.

(3) After Mobile Home Park Districts have been established, applications for approval of development plans for a Mobile Home Park may be filed with the Plan Commission, and its procedure thereon shall be as provided for Interchange Access Districts under Section 14L(3) of this Chapter as added by General Ordinance No. G-21-65.

(4) Development Plan Requirements:

In determining its approval or disapproval of a proposed development plan and supporting data, the Commission shall be governed by the following:

(a) The minimum area shall be 8 acres.

(b) The owner/developer shall submit a development plan showing the name of the mobile home park; its location by township, section, or other legal description; the name and address of the developer; scale; date; north arrow; location, widths, and names of all existing streets or public ways, railroads, right-of-ways, utility easements, parks and other public open spaces, existing buildings, and structures within and adjacent to the tract; adjoining boundary lines of all adjacent land uses describing the land use or some other means of identification; the layout of proposed streets, driveways, alleys, and crosswalks within the proposed mobile home park; the layout of the proposed lots, their numbers and dimensions; the location of parcels of land intended for public use; the mobile home limit lines within each of the lots; contours, both existing and proposed, at intervals of not more than 5 feet; location and type of all utility easements on the site or immediately adjacent to it; such other data as the Commission may by rule require.

(c) All lots within the park shall be a minimum of 40 feet wide measured along a perpendicular to the side lot line, in the case of an irregular shaped lot the average lot width shall be at least 40 feet; minimum lot area shall be 3,000 square feet exclusive of the roadway drives and other open public spaces, but may include off-street parking spaces; minimum side yard of 6 feet and minimum rear yard of 8 feet; in no case shall a mobile home be located nearer than 15 feet from the nearest boundary line of the mobile home park; in no instance shall a mobile home be located nearer than 6 feet from the edge of the street improvements.

(d) Minimum street or driveway improvements within the mobile home park where off-street parking is provided - 30 feet; where no off-street parking is provided - 36 feet.

- (e) Streets shall be surfaced and improved to the standards and specifications of the Fort Wayne Board of Public Works.
- (f) At the time of application, a typical cross-section of any and all streets in the area must be submitted to the Board of Works for their approval.
- (g) Parking - parking spaces shall be provided at the rate of 2 parking spaces per lot.
- (h) Sidewalks 30 inches in minimum width shall be provided and shall be so designed to meet the standards of the Fort Wayne Board of Public Works.
- (i) Street lighting shall be provided in accordance with the standards of the Fort Wayne Board of Public Works and the light value on all occupied streets shall be a minimum of 1/10th foot candle.
- (j) Screening - screening of a type and design at the discretion of the Plan Commission shall be provided where any mobile home court is bounded by a public street, highway, or developed residential area.
- (k) Recreation area sufficient in size and activity shall be provided in each mobile home court. The size of the activity shall be at the discretion of the Plan Commission at the time of approval.
- (l) All sewer and water service shall be installed by the developer and shall conform to the minimum standards of the Fort Wayne Board of Public Works and the Health Department having jurisdiction.
- (m) The developer shall provide the Plan Commission with a statement from the school authorities having jurisdiction in the location of the proposed Mobile home park that the increased school enrollment, as a result of this mobile home park, will not cause undue hardship on the school required to serve the area involved.

(n) All driveways, access roads, streets and lanes within the mobile home park shall be identified by some means so as to avoid confusion on the part of police and emergency equipment when called to a particular location within the mobile home park.

(o) In the event the developer proposes to establish driveways or streets within the mobile home park as a public street, the design shall meet the minimum standards as prescribed by the Subdivision Control Ordinance of the City of Fort Wayne with the exception of improvement widths which shall be as defined in Section M(4) (C).

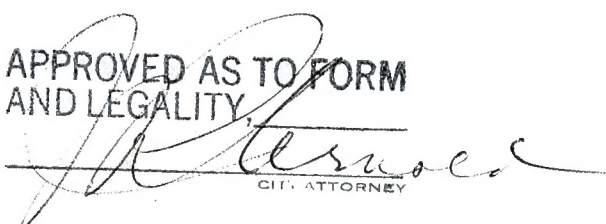
(p) At the time of approval, the developer shall show evidence that all common areas, open spaces, driveways, sidewalks, recreational facilities, and spaces other than the actual trailer lots shall be maintained. This evidence can be in the form of assessment against the lots, a restrictive covenant enforceable by the city, or other suitable means of assurance that all public properties will be maintained within the mobile home park.

(q) The developer shall provide a storage building on each trailer lot consisting of at least 50 square feet of enclosed floor space.

(5) As to Issuance of Permits, Construction of Improvements under Permits, Revocation of Permits and Amendments to Development Plan, the provisions for Interchange Access Districts under Section 14L(5), (6) and (7) of this Chapter as added by General Ordinance No. G-21-65 shall be applicable.

SECTION 6. This ordinance shall become effective from and after its passage, approval by the Mayor, and Publication as required by law.

APPROVED AS TO FORM
AND LEGALITY,


CITY ATTORNEY



RESOLUTION OF ZONING ORDINANCE TEXT AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on June 27, 1967, referred a proposed zoning text amendment to the City Plan Commission which proposed ordinance was designated as Bill No. G-67-06-43; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

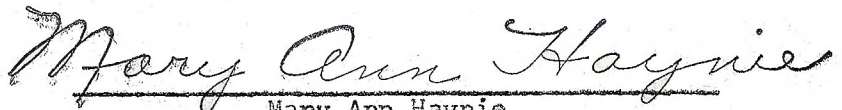
WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on September 18, 1967;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO PASS for the reasons that a need has been shown for the Text of the Zoning Ordinance to be amended and the amendment will be in the best interest of and benefit to the City of Fort Wayne;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held September 25, 1967.

Certified and signed this
26th day of September 1967.



Mary Ann Haynie
Secretary

Bill No. G-67-06-43

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance
amending the Zoning Ordinance as to Trailer Parks and Mobile Home Parks, and
imposing penalties.

have had said Ordinance under consideration and beg leave to report back to the Common
Council that said Ordinance Do PASS.

PHIL A. STEIGERWALD, Chairman

HERBERT G. TIPTON, Vice-Chairman

VERLIN H. BUCHANAN

JOHN H. ROBINSON

JACK K. DUNIFON.

(Handwritten signatures over the printed names: Phil A. Steigerwald, Herbert G. Tipton, Verlin H. Buchanan, John H. Robinson, Jack K. Dunifon)

CONCURRED IN

DATE 10-10-67 FUAD G. BONAHOOM, CITY CLERK

Read the first time in full and on motion by Steigens seconded by Buchanan and duly adopted, read the second time by title and referred to the (Committee on) Regulation (and to the City Plan Commission for recommendation) (and Public Hearing to be held after due legal notice, at the Council Chambers, City Hall, Fort Wayne, Indiana, on the _____ day of _____ 196____, at _____ o'clock P.M., E.S.T.

Date: 6/27/67 Walter C. Myers
CITY CLERK

Read the third time in full and on motion by Steigens seconded by Buchanan and duly adopted, placed on its passage,

Passed (~~for~~) by the following vote:

AYES	NAYS	ABSTAINED	ABSENT	to-wit:
<u>9</u>	<u>0</u>	<u> </u>	<u> </u>	
Buchanan	<u> </u>	<u> </u>	<u> </u>	
Dunifon	<u> </u>	<u> </u>	<u> </u>	
Fay	<u> </u>	<u> </u>	<u> </u>	
Hinga	<u> </u>	<u> </u>	<u> </u>	
Nuckols	<u> </u>	<u> </u>	<u> </u>	
Robinson	<u> </u>	<u> </u>	<u> </u>	
Rousseau	<u> </u>	<u> </u>	<u> </u>	
Steigerwald	<u> </u>	<u> </u>	<u> </u>	
Tipton	<u> </u>	<u> </u>	<u> </u>	

Date 10-10-67 Frank D. Bonahoom
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~Zoning Map~~)(General)(Annexation)(Special)(Appropriation) Ordinance (Resolution) No. 8109-67 on the 10th day of Oct., 1967.

ATTEST: (SEAL)

Frank D. Bonahoom Ken J. Lawrence
CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th day of Oct., 1967 at the hour of 10:00 o'clock A.M., E.S.T.

Frank D. Bonahoom
CITY CLERK

Approved and signed by me this 11th day of October, 1967, at the hour of 11:38 o'clock A.M., E.S.T.

Harold S. Zeis
MAYOR

Common Council, City of Ft. Wayne
(Governmental Unit)

To NEWS-SENT INEL Dr.Allen County, Ind.FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) — number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

3611362

COMPUTATION OF CHARGES

362 lines, _____ columns wide equals _____ equivalent lines at 288¢ cents per line

\$ 104.26

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two)

TOTAL AMOUNT OF CLAIM

\$ 104.26

DATA FOR COMPUTING COST

Width of single column 11 ems

Size of type 5½ pointNumber of insertions 2Size of quad upon which type is cast 5½

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date October 30, 1967Title SECRETARY-TREASURER

AFFIDAVIT

is:

Subscribed and sworn to before me, a notary public in and for said county and state, the

MARTHA L. BRANNING who, being duly sworn, saysSECRETARY-TREASURER of theNEWS-SENT INELDAILY

newspaper of general circulation printed and published

English language in the city of FORT WAYNE, INDIANA

and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time s, the dates of publication being

October 21, 1967October 28, 1967Subscribed and sworn to before me this 30th day of October 1967

Notary Public

My commission expires March 8, 1970

Form Prescribed by State Board of A
Common Council, City of F
(Governmental Unit)

Allen

LINE COUNT

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Total number

COMPUTATION OF CHARGES

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M. "MHP" District—Mobile Home
Park District.

(1) Mobile Home Park Districts
may be established by the Common
Council on the initiative of the Plan
Commission in accordance with a com-
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within its jurisdiction, after public
hearing, within or including any other
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Such Mobile Home Park Districts shall
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(c) All lots within the park shall
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(C).

(p) At the time of approval, the

General Form No. 99 P (Rev. 1967)

To.....NEWS-SENTINEL.....Dr.

FORT WAYNE, INDIANA

CLAIM

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Title SECRETARY-TREASURER

AFFIDAVIT

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Number of insertion

Pursuant to the provision and p

I hereby certify that the foregoing credits, and that no part of the sa

Date October 30, 1967

Notice is hereby given that on the 10th day of October, 1967, the Common Council of the City of Fort Wayne, Indiana, in a Regular Session, did pass the following General Ordinance, to-wit:

Bill No. G-67-06-43
GENERAL ORDINANCE NO. G-109-67
AN ORDINANCE amending the Zoning Ordinance as to Trailer Parks and Mobile Home Parks, and imposing penalties.
BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. Section 3 of Chapter 36 of the Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836, and captioned Definitions, is hereby amended as follows:

(a) Item (12) is amended to read as follows:

(12) Camp Ground. Any area or tract of land used or rented for occupancy by campers using tents for periods not to exceed two weeks.

(b) Items (37a), (37B) and (37C) are added as follows:

(37a) Dependent Mobile Home. A mobile home which requires service connection for sewer, water and power facilities and which is so designed or constructed to permit occupancy for dwelling or sleeping purposes.

(37b) Independent Mobile Home. One which does not require service connections for sewer, water or power and is so designed or constructed as to permit occupancy for dwelling or sleeping purposes.

(37c) Mobile Home Park. Any tract of ground designed for use or used by one or more mobile homes which provides the necessary services such

(1) All sewer and water service shall be installed by the developer and shall conform to the minimum standards of the Fort Wayne Board of Public Works and the Health Department having jurisdiction.

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SECTION 6. This Ordinance shall become effective from and after its passage, approval by the Mayor, and publication as required by law.

Phil A. Steigerwald, Councilman.
Read the third time in full and on motion by Steigerwald seconded by Buchanan and duly adopted, placed on its passage. Passed by the following vote:

Ayes nine.
Buchanan, Dunifon, Fay, Hinga, Nuckolls, Robinson, Rousseau, Steigerwald, Tip-ton.

Nays none.
Date: 10-10-67.

Fuad G. Bonahoom, City Clerk.

Size of type.....2.....point

Size of quad upon which type is cast.....5 $\frac{1}{2}$

at the amount claimed is legally due, after allowing all just

Title SECRETARY-TREASURER

AFFIDAVIT

is:

before me, a notary public in and for said county and state, the

EDITH L. BRANNING who, being duly sworn, says

SECRETARY-TREASURER of the

NEWS-SENTINEL

newspaper of general circulation printed and published

in the city of FORT WAYNE, INDIANA

foresaid, and that the printed matter attached hereto is a true copy,

dated in said paper for 2 times, the dates of publication being

October 21, 1967

October 28, 1967

to before me this 30th day of October 1967

Edith Stapleton
Notary Public

March 8, 1970

FORT WAYNE, INDIANA

362

My commission expires.....March 8, 1970.....

Reverend Dies In

The Rev. Russell E. Bonebrake, pastor of the Lutheran Church, died yesterday at Nine Mile Hospital where he had been patient eight days.

He served as pastor of the local church from 1947 to 1957. Later he served as pastor of the retiring in 1960.

He was born in Ligonier and lived in this community 20 years. He attended South Wayne EUB. Youse Church. He was a graduate of Grand Rapids Theological Seminary. Burial will be in Ligonier cemetery.

(C) A be minor along lot line, in shaped lot th be at least 40 shall be 3,000 of the roadway public spaces, bl street parking spa yard of 6 feet or yard of 8 feet; in no

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BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. Section 3 of Chapter 36 of the Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836, and captioned Definitions, is hereby amended as follows:

(a) Item (12) is amended to read as follows:

(12) Camp Ground. Any area or tract of land used or rented for occupancy by campers using tents for periods not to exceed two weeks.

(b) Items (37a), (37b) and (37c) are added as follows:

(37a) Dependent Mobile Home. A mobile home which requires service connection for sewer, water and power facilities and which is so designed or constructed to permit occupancy for dwelling or sleeping purposes.

(37b) Independent Mobile Home. One which does not require service connections for sewer, water or power and is so designed or constructed as to permit occupancy for dwelling or sleeping purposes.

(37c) Mobile Home Park. Any tract of ground designed for use or used by one or more mobile homes which provides the necessary services such as water, sewer and power connections for the dependent-type mobile homes as defined in this ordinance. (C) Item (49) of the Code, being Item (50) of the Ordinance, is amended to read as follows:

(49) Trailer Park. Any tract of ground designed for use or used by one or more trailers of the independent mobile home type defined in this ordinance and which is used for dwelling or sleeping purposes regardless of whether a charge is made for such accommodation.

SECTION 2. Section 9 of the Municipal Code of Fort Wayne, Indiana, 1946,

as amended by General Ordinance 2836 and subsequently amended, is amended by adding an MH Mobile Home Park District to the districts listed in said section.

SECTION 3. Section 13C (3) of the Municipal Code of the City of Fort Wayne, Indiana, 1946 as amended by General Ordinance 2836 and subsequently amended is amended to read as follows:

(3) Trailer Park, as defined in Section 3, provided that the following standards are met:

(a) No trailer park shall be located except with direct access to primary, secondary street, major highway or expressway as shown on the Thoroughfare Plan for the City of Fort Wayne. In no event shall access to a trailer park be gained through a residential area or utilizing a residential type street. Also, the trailer park property shall have adequate frontage along the access road to provide for proper and safe ingress and egress to the trailer park area considering the fact that an auto pulling a trailer is much longer and would require more maneuvering space than would normal automobile traffic.

(b) All sanitary sewage facilities, including connections provided for trailer space occupancy, shall meet the minimum standards of the City of Fort Wayne Board of Health, Allen County Board of Health, or the State of Indiana Board of Public Health depending upon the agency having jurisdiction. In the event there is a duplication of any of the laws of any of these agencies, the agency with the most restrictive requirements shall prevail.

(c) No trailer space in a trailer park shall be smaller than 30 feet in width and shall contain a minimum of 1,500 square feet of area for each trailer, exclusive of any street and/or driveway areas.

SECTION 4. Section 12 of the Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance 2836 and subsequently amended by adding item (12) thereto as follows:

(12) Camp grounds and trailer parks as defined in Section 3, in public parks, without action of the Board of Zoning Appeals, but subject to the standards and regulations of the Park Board or other public agency having jurisdiction over the public park.

SECTION 5. Section 14 of Chapter 36 of the Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and subsequently, is hereby amended by adding a new subsection M as follows:

M. "MHP" District—Mobile Home Park District.

(1) Mobile Home Park Districts may be established by the Common Council on the initiative of the Plan Commission in accordance with a comprehensive plan for the entire area within its jurisdiction, after public hearing, within or including any other zoning district under this Chapter. Such Mobile Home Park Districts shall remain subject to the restrictions of such other districts except as to any part actually occupied by a Mobile

Home for notices containing rule or tabular work (50 per cent of above

and proofs of publication (50 cents for each proof in excess of two)

AMOUNT OF CLAIM

COST

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and penalties of Ch. 89, Acts 1967,

foregoing account is just and correct, that the amount claimed is legally due, after allowing all just the same has been paid.

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TE Saturday, Oct. 28, 1967 3B

Legal Notices

mobile home be located nearer than 15 feet from the nearest boundary line of the mobile home park; in no instance shall a mobile home be located nearer than 6 feet from the edge of the street improvements.

(d) Minimum street or driveway improvements within the mobile home park where off-street parking is provided — 30 feet; where no off-street parking is provided — 36 feet.

(e) Streets shall be surfaced and improved to the standards and specifications of the Fort Wayne Board of Public Works.

(f) At the time of application, a typical cross-section of any and all streets in the area must be submitted to the Board of Works for their approval.

(g) Parking—parking spaces shall be provided at the rate of 2 parking spaces per lot.

(h) Sidewalks 30 inches in minimum width shall be provided and shall be so designed to meet the standards of the Fort Wayne Board of Public Works.

(i) Street lighting shall be provided in accordance with the standards of the Fort Wayne Board of Public Works and the light value of all occupied streets shall be a minimum of 1-10th foot candle.

(j) Screening—screening of a type and design at the discretion of the Plan Commission shall be provided where any mobile home court is bounded by a public street, highway, or developed residential area.

(k) Recreation area sufficient in size and activity shall be provided in each mobile home court. The size of the activity shall be at the discretion of the Plan Commission at the time of approval.

(l) All sewer and water service shall be installed by the developer and shall conform to the minimum standards of the Fort Wayne Board of Public Works and the Health Department having jurisdiction.

(m) The developer shall provide the Plan Commission with a statement from the school authorities having jurisdiction in the location of the proposed Mobile home park that the increased school enrollment, as a result of this mobile home park, will not cause undue hardship on the school required to serve the area involved.

(n) All driveways, access roads, streets and lanes within the mobile home park shall be identified by some means so as to avoid confusion on the part of police and emergency equipment when called to a particular location within the mobile home park.

(o) In the event the developer proposes to establish driveways or streets within the mobile home park as a public street, the design shall meet the minimum standards as prescribed by the Subdivision Control Ordinance of the City of Fort Wayne with the exception of improvement widths which shall be as defined in Section M(4) (C).

(p) At the time of approval, the developer shall show evidence that all

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Title ASSISTANT SECRETARY

AFFIDAVIT

ss:

before me, a notary public in and for said county and state, the D. F. SCHERER who, being duly sworn, says STANT SECRETARY of the NAL-GAZETTE

newspaper of general circulation printed and published

age in the city) of FORT WAYNE, INDIANA

foresaid, and that the printed matter attached hereto is a true copy, shed in said paper for 2 times, the dates of publication being

October 21, 1967

October 28, 1967

n to before me this 30th day of October 19 67

res. March 8, 1970

Notary Public

along the access road to provide for proper and safe ingress and egress to the trailer park area, considering the fact that an auto pulling a trailer is much longer and would require more maneuvering space than would normal automobile traffic.

(b) All sanitary sewage facilities, including connections provided for trailer space occupancy, shall meet the minimum standards of the City of Fort Wayne Board of Health, Allen County Board of Health, or the State of Indiana Board of Public Health depending upon the agency having jurisdiction. In the event there is a duplication of any of the laws of any of these agencies, the agency with the most restrictive requirements shall prevail.

(c) No trailer space in a trailer park shall be smaller than 30 feet in width and shall contain a minimum of 1,500 square feet of area for each trailer, exclusive of any street and/or driveway areas.

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M. "MHP" District—Mobile Home Park District.

(1) Mobile Home Park Districts may be established by the Common Council on the initiative of the Plan Commission in accordance with a comprehensive plan for the entire area within its jurisdiction, after public hearing, within or including any other zoning district under this Chapter. Such Mobile Home Park Districts shall remain subject to the restrictions of such other districts except as to any part actually occupied by a Mobile Home Park after application and approval as herein provided. Until such Districts have been so established initially on the initiative of the Plan Commission, no petitions for such zoning or applications for approval of Mobile Home Parks shall be received.

(2) The additional-permitted use in a Mobile Home Park District is Mobile Home Parks as defined in Section 3, and subject to the procedure and approval as herein provided.

(3) After Mobile Home Park Districts have been established, applications for approval of development plans for a Mobile Home Park may be filed with the Plan Commission, and its procedure thereon shall be as provided for Interchange Access Districts under Section 14L(3) of this Chapter as added by General Ordinance No. G-21-65.

(4) Development Plan Requirements: In determining its approval or disapproval of a proposed development plan and supporting data, the Commission shall be governed by the following:

(a) The Minimum area shall be 8 acres.

(b) The owner-developer shall submit a development plan showing the name of the mobile home park; its location by township, section, or other legal description; the name and address of the developer; scale, date; north arrow; location, widths and names of all existing streets or public ways, railroads, right-of-ways, utility easements, parks and other public open spaces, existing buildings, and structures within and adjacent to the tract; adjoining boundary lines of all adjacent land uses describing the land use or some other means of identification; the layout of proposed streets, driveways, alleys, and crosswalks within the proposed mobile home park; the layout of the proposed lots, their numbers and dimensions; the location of the parcels of land intended for public use; the mobile home limit lines within each of the lots; contours, both existing and proposed, at intervals of not more than 5 feet; location and type of all utility easements on the site or immediately adjacent to it; such other data as the Commission may by rule require.

(c) All lots within the park shall be minimum of 40 feet wide measured along a perpendicular to the side lot line, in the case of an irregular shaped lot the average lot width shall be at least 40 feet; minimum lot area shall be 3,000 square feet exclusive of the roadway drives and other open public spaces, but may include off-street parking spaces; minimum side yard of 6 feet and minimum rear yard of 8 feet; in no case shall a mo-

spaces per lot.

(h) Sidewalks 30 inches in minimum width shall be provided and shall be so designed to meet the standards of the Fort Wayne Board of Public Works.

(i) Street lighting shall be provided in accordance with the standards of the Fort Wayne Board of Public Works and the light value of all occupied streets shall be a minimum of 1-10th foot candle.

(j) Screening—screening of a type and design at the discretion of the Plan Commission shall be provided where any mobile home court is bounded by a public street, highway, or developed residential area.

(k) Recreation area sufficient in size and activity shall be provided in each mobile home court. The size of the activity shall be at the discretion of the Plan Commission at the time of approval.

(l) All sewer and water service shall be installed by the developer and shall conform to the minimum standards of the Fort Wayne Board of Public Works and the Health Department having jurisdiction.

(m) The developer shall provide the Plan Commission with a statement from the school authorities having jurisdiction in the location of the proposed Mobile home park that the increased school enrollment, as a result of this mobile home park, will not cause undue hardship on the school required to serve the area involved.

(n) All driveways, access roads, streets and lanes within the mobile home park shall be identified by some means so as to avoid confusion on the part of police and emergency equipment when called to a particular location within the mobile home park.

(o) In the event the developer proposes to establish driveways or streets within the mobile home park as a public street, the design shall meet the minimum standards as prescribed by the Subdivision Control Ordinance of the City of Fort Wayne with the exception of Improvement widths which shall be as defined in Section M(4) (C).

(p) At the time of approval, the developer shall show evidence that all common areas, open spaces, driveways, sidewalks, recreational facilities, and spaces other than the actual trailer lots shall be maintained. This evidence can be in the form of assessment against the lots, a restrictive covenant enforceable by the city, or other suitable means of assurance that all public properties will be maintained within the mobile home park.

(q) The developer shall provide a storage building on each trailer lot consisting of at least 50 square feet of enclosed floor space.

(5) As to Issuance of Permits, Construction of Improvements under Permits, Revocation of Permits and Amendments to Development Plan, the provisions for Interchange Access Districts under Section 14L(5), (6) and (7) of this Chapter as added by General Ordinance No. G-21-65 shall be applicable.

SECTION 6. This Ordinance shall become effective from and after its passage, approval by the Mayor, and publication as required by law.

Phil A. Steigerwald, Councilman.
Read the third time in full and on motion by Steigerwald seconded by Buchanan and duly adopted, placed on its passage. Passed by the following vote:

Ayes nine.
Buchanan, Dunifon, Fay, Hinga, Nuckols, Robinson, Rousseau, Steigerwald, Tip-ton.

Nays none.
Date: 10-10-67.

Fuad G. Bonahoom, City Clerk.
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as General Ordinance No. G-109-67 on the 10th day of October, 1967.

ATTEST: (SEAL)
Fuad G. Bonahoom, City Clerk.
Edwin J. Rousseau, Presiding Officer.

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th day of October, 1967 at the hour of 10:00 o'clock A.M., E.S.T.

Fuad G. Bonahoom, City Clerk.
Approved and signed by me this 11th day of October, 1967, at the hour of 11:38 o'clock A.M., E.S.T.

Harold S. Zels, Mayor.
I, Fuad G. Bonahoom, Clerk of the City of Fort Wayne, Indiana, do hereby certify that the above and foregoing is a full, true, and complete copy of General Ordinance No. F-109-67 passed by the Common Council on the 10th day of October, 1967, and that said Ordinance was duly signed, and approved by the Mayor on the 11th day of October, 1967, and now remains on file and on record in my office.

WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 11th day of October, 1967.

SEAL
FUAD G. BONAHOOM, City Clerk.
10-21-28

October 28, 1967

n to before me this

30th

day of

October

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Edith Stapleton

Notary Public

res.

March 8, 1970